BUILDING THE SPACES THAT BUILD COMMUNITY

ANNUAL REPORT

2021

AFRICATOWN COMMUNITY LAND TRUST

MISSION

To acquire, develop, and steward land in Greater Seattle to empower and preserve the Black Diaspora community

VISION

Vibrant and thriving Black communities through land ownership

Letter from President & CEO and Chair, Board of Directors

On behalf of the Board of Directors and the entire staff at Africatown Community Land Trust (ACLT), thank you for your ongoing support and partnership in 2021.

While the events of 2020 exposed the immediate need for our specific vision, it has been key to maintain momentum and ensure progress as the headlines fade. We witnessed heightened external awareness of long-standing inequity within our community, which the second year of the pandemic further exacerbated.

ACLT has remained steadfast throughout, focused on building the spaces that will secure a new normal rooted in equity to empower and sustain the Black community, no matter the circumstances.

We closed 2021 celebrating major wins and milestones that represent the collective foresight, advocacy, strategy and determination needed to create spaces for Black Seattle to grow and thrive in place.

In October, we acquired a full city block on 16th and Yesler at the site of the former Keiro Rehabilitation Center for future affordable housing development. In December we opened the culturally responsive shelter, Benu Community Home at the Keiro site; completed the design and planning for the William Grose Center for Innovation; and closed on $60 million in financing to fully fund the Africatown Plaza construction. Thanks to your support, we have also increased our capacity by adding staff to carry out our work effectively and sustainably.

We hope that you embrace both the great strides that we have made and the barriers that we continue to overcome as evidence that a future Seattle that includes us is possible.

We look forward to rising together to meet the challenges of building that future in the coming year and beyond.

With gratitude,

K. Wyking Garrett
President & CEO

Margo Jones
Chair, Board of Directors

21 Accomplishments In 2021

1. Made the monumental purchase of a **FULL CITY BLOCK at 16th and Yesler** (home of the former Keiro Rehabilitation Center) for a future affordable housing project.

2. **Opened Benu Community Home –** a first-of-its-kind, culturally responsive shelter for Black men, in December with operational support from City of Seattle Human Services Department.

3. **Hosted 3, public co-design and listening sessions** to prioritize community engagement around safety and logistics in preparation for the opening of Benu Community Home.

4. Secured a **total of $2.2 Million** in city, state, federal and private funding awards for Youth Achievement Center, for which ACLT is the development partner.

5. Celebrated many accolades of the Liberty Bank Building including its **Award of Merit in the 2021 PCBC Gold Nugget Award, Best Affordable Housing Community and its anchor business, Communion Restaurant,** which received recognition as one of the world's top 12 restaurants.

6. **Quadrupled the fundraising goal** for the Reimagine Black Seattle Campaign, **raising over $400,000** in three months

7. Completed the initial permitting process for William Grose Center (WGC), former Fire Station 6.

8. Developed dynamic partnerships for **WGC educational programming** with UW Paul Allen School of Computer Science, Blacks @ Microsoft, SIXR, Seattle University, Boys & Girls Club of King County, RecRoom.com, Renton Technical College and others.

9. Partnered with All is Well Studios to **develop the WGC's Creativity Pipeline Internship Program** for youth interested in careers in the film industry.

10. **Hosted the Soul Holiday Market** on Pier 62 in partnership with Friends of Waterfront Seattle, featuring an array of Black vendors and Seattle's finest R&B talent.

11. **Received a generous $300,000 award** over 3 years from the KeyBank Foundation to launch entrepreneurship programming at WGC in partnership with Black Dot.

21 Accomplishments In 2021

12. Partnered with Seattle Film Summit to produce an ACLT Panel highlighting local Black brilliance and film.

13. Partnered with Homestead Community Land Trust to ensure that formerly displaced Black families were prioritized for purchasing 10 new, below-market-rate townhomes at Village Gardens in the CD.

14. Received the Community Leader Award from the National Association of Real Estate Brokers at their Western Washington Gala, as presented to ACLT President and CEO, K. Wyking Garrett.

15. Organized **community resource fairs focused on health and home ownership education** at the Liberty Bank Building.

16. **Partnered with Nordstrom, Subpop and singer, Shaina Shepherd,** for the release of her timeless track, *Never Be Another You*, in support of the Reimagine Black Seattle Campaign.

17. **Featured as a thought leader in local and national press** including Newsweek, Black Enterprise Magazine, KING 5 and Puget Sound Business Journal.

18. **Brought back the annual Reunion on Union Block Party** to the Liberty Bank Building with DJs, food, vendors and over 40 Central District legacy families.

19. **Selected 35 professional artists from around the world to contribute original art to Africatown Plaza** in partnership with Seattle arts organization, Wa Na Wari, and Dream Collaborative architecture firm.

20. **Awarded 30% of the Africatown Plaza prime contract to African-American owned MAD Construction and $3 million to an African-American subcontractor Adept Plumbing** through a joint venture with Absher.

21. Closed the year with a bang, securing, **$60 million in financing for the Africatown Plaza** equitable development project, which has a total development cost of $59.2 million and is scheduled to break ground February 2022.

Africatown Plaza

24th Avenue and E Spring Street

Africatown Plaza is a significant asset in Seattle's equitable development landscape with features that will make it an arts and cultural destination for the Black community in addition to providing much-needed affordable housing.

The seven-story, mixed-use building will offer a community room, office and retail spaces, and apartments for households earning up to 60% of Seattle's area median income.

PROJECT HIGHLIGHTS

Awarded 30% of the $35M contract to an African-American prime contractor and **$3M** to an African-American prime MEP subcontractor.

Selected artwork for the site from local, national, and international artists with a focus on healing and community connection.

Completed design and permitting process and secured **$60 million in financing.**

AFFORDABLE HOUSING UNITS:
126

COMMERCIAL SPACE:
2,364 SF
OFFICE

589 SF
COMMERCIAL

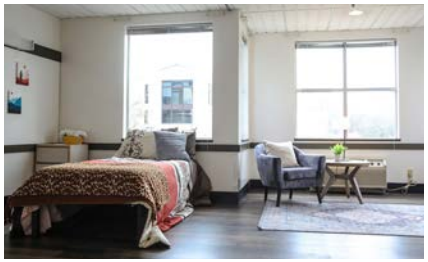
PROJECTED DATE OF COMPLETION:
WINTER 2023

Benu Community Home

16th Avenue and E Yesler Way

In a big win for the community, ACLT completed a $13.8 million acquisition of the former Keiro Rehabilitation Center, a full block in the heart of the Central District previously slated for market-rate development.

In the midst of Seattle's homelessness crisis, Benu Community Home will make use of the existing facilities by establishing a culturally responsive shelter focused on reducing the disproportionate over-representation of unsheltered, Black men within the population.



CURRENT USE:
125
SHELTER BEDS

OPENING OF THE SHELTER:
DECEMBER 2021

FUTURE USE:
250+
AFFORDABLE RENTAL UNITS

PROJECTED DATE OF COMPLETION:
SPRING 2026

PROJECT HIGHLIGHTS

- **Received funding from City of Seattle Human Services Department and King County Regional Homeless Authority.**
- **Hosted several community listening and outreach sessions to address concerns and discuss plans for Benu Community Home.**
- **Benu Community Home staff welcomed its first group of 30 community residents on December 1st.**

William Grose Center for Cultural Innovation and Enterprise

23rd Avenue and E Yesler Way

Housed in the iconic Fire Station 6 Building, the William Grose Center will be an economic incubator that supports entrepreneurship and workforce development. In the legacy of early Seattle pioneer, real estate developer and founder of the Central District, William Grose, the center will carry his legacy into the future with an emphasis on innovation through training the next generation of tech leaders.

PROJECT HIGHLIGHTS

Secured $300,000 funding commitment from KeyBank to support business development programming.

Worked with UW Paul Allen School of Computer Science to develop youth tech education programming and partnered with Renton Technical College to provide onsite High School Plus programming.

Completed planning permitting for phase one renovations and hired community-based contractors to start work for 2022 opening.

COMMERCIAL SPACE:
4,211 SF

DATE OF COMPLETION:
AUGUST 2022

Youth Achievement Center

MLK Way S and S Angeline Street

A half-mile south of the Central District, the Youth Achievement Center's dual-building design will be a source of stable housing and wrap-around services for court involved youth.

A shared mission to interrupt the school to prison pipeline has brought ACLT to serve as developer in partnership with Community Passageways' and Creative Justice's existing programming and outreach.

AFFORDABLE HOME OWNERSHIP

In addition to support services for the community's unhoused population and construction projects including affordable rental developments, ACLT actively seeks to renew the legacy of Black homeownership in the Central District.

While feasibility studies continue for the S Walker Street development, ACLT has lent support to the Homestead Community Land Trust's Village Gardens affordable homeownership project by providing technical assistance and supporting community outreach and education.

ACLT has advocated for formerly-displaced, Black families to be given priority to buy at below market rate and for Black contractors to be hired for the construction.

BEDROOMS:
100

TOTAL SQUARE FOOTAGE:
45,000 SF

PROJECTED DATE OF COMPLETION:
MARCH 2024

PROJECT HIGHLIGHTS

Secured $1 million award from Congressman Adam Smith.

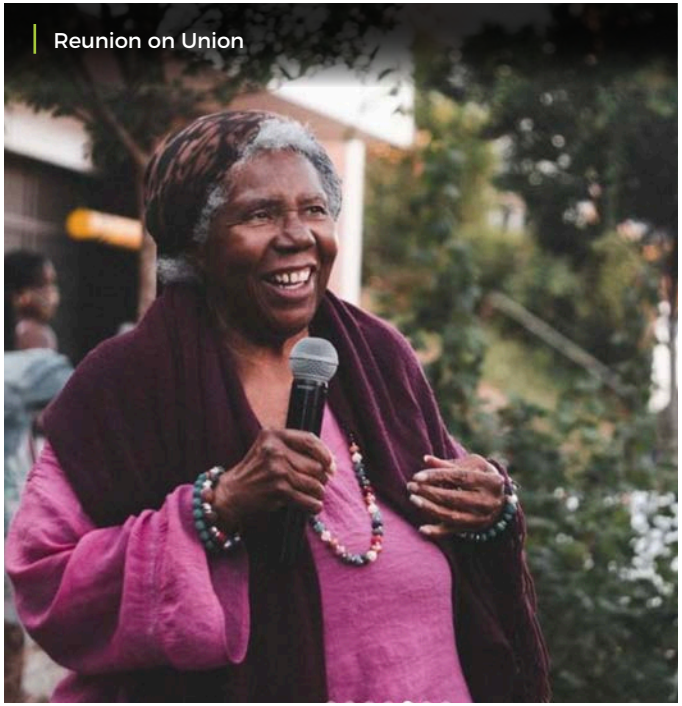
Received a $700,000 commitment from the City of Seattle's Equitable Development Initiative.

Received a $500,000 pledge from the Washington State Legislature.

In the Community

Winter Soul Market

Seattle Film Summit Panel


Reunion on Union

Seattle Film Summit Panel

Reunion on Union

Winter Soul Market

Emerging Leader Award from National Association of Real Estate Brokers

Winter Soul Market

Reunion on Union

Financials 2021

FUNDERS

ACLT would like to thank these foundations, corporate sponsors and all of our individual donors for their generous support.

Airbnb

Bangasser & Associates, Inc

BNY Mellon Charitable Gift Fund

East Bay Community Foundation

The Family Home Foundation

Greater Tacoma Community Foundation

Hill Family Foundation

Homestead Community Land Trust

KeyBank Foundation

King County: Finance and Business Operations Division

Lesko Family Charitable Trust

Puget Sound Sage

Raymond James Charitable Endowment Fund

Rise Together Campaign

Satterberg Foundation

Seattle Foundation

Social Justice Fund

Sprague Israel Giles, Inc.

Subpop Records

TD Ameritrade Clearing

The Family Home Foundation

The Grover Fund

Tides Foundation

Tom and Betsy Bahn Family Fund

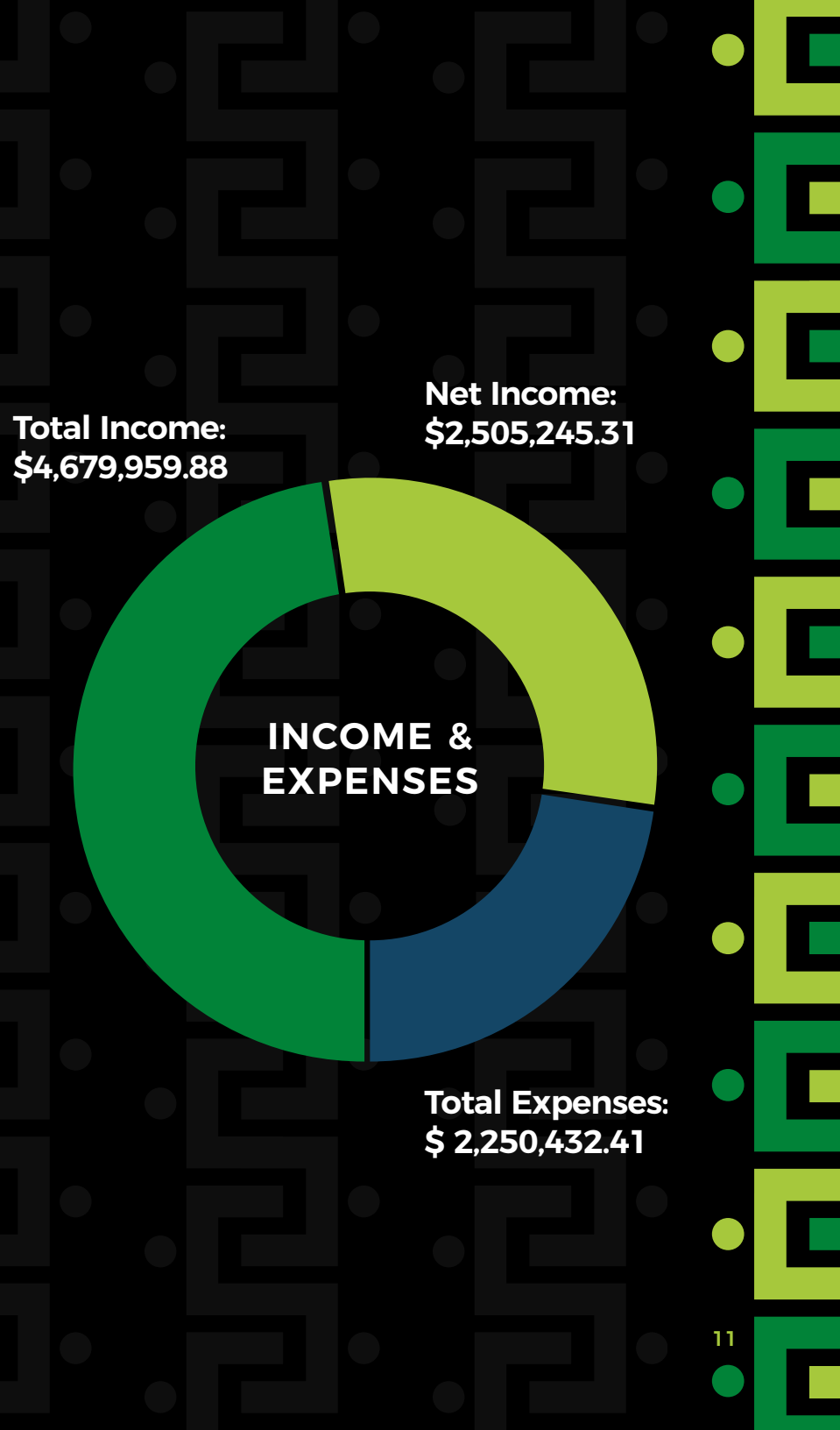
Two Big Blondes

UFCW Local 21 General Fund

University Unitarian Church

US Bank Foundation

Wells Fargo



Ways to Give

Donors can help ACLT by making an investment in Black equity. There are several ways to give.

ONLINE

africatownlandtrust.org/support/aclt
Become a monthly investor by checking the “make my donation recurring” box

BY MAIL

Africatown Community Land Trust
1437 S Jackson St, Suite 100
Seattle, WA 98144

BY PHONE

Development Department
206-779-5264

WORKPLACE GIVING

Donate through your employer
Submit a matching gift

FOR MORE INFORMATION, EMAIL
development@africatownlandtrust.org

AFRICATOWN COMMUNITY LAND TRUST

africatownlandtrust.org

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Muammar Hermanstyne

Real Estate Assistant
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